PROJECT: **4980 CENTRAL COLLEGE ROAD (Z15-027)**
APPLICANT: **DAVID B. MELECA ARCHITECTS, LLC; C/O AMANDA DUNFIELD**
EXISTING ZONING: **Rural Residential (RR)**
RFBA DISTRICT: **West Village District-Neighborhood / Rural Road Corridor**
Proposed RFBA DISTRICT: Due to the unique nature of the site staff selected relevant development standards drawn from the **West Village District-Neighborhood Center & Village Mixed Use** districts

ROCKY FORK-BLACKLICK ACCORD – Project Application Evaluation

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	ACREAGE	SQ. FT. OR # OF UNITS	PROPOSED DENSITY	PERMITTED DENSITY		PUBLIC PARKLAND	
							W/O INCENTIVES	W INCENTIVES	PROVIDED	REQUIRED
1	CPD Commercial Planned District	West Village Neighborhood	Restaurant or Professional Office	1.01	2,800 exist. 1,700 add. 770 patio 245 porch					
TOTAL RESIDENTIAL										
TOTAL COMMERCIAL				1.01	5,515 sf					
TOTAL SITE DEVELOPMENT				1.01	5,515 sf					

EVALUATION SUMMARY	YES	PARTIAL	NO	?	COMMENTS
1.0 Key Principles	2				
2.0 Strategies	4		1		
3.0 General Development Standards	10	1	1		
4.0 Selected District Standards – West Village Neighborhood Center & Village Mixed Use	9	4			
TOTAL	25	5	2		78% compliant.

Rocky Fork-Blacklick Accord – Project Application Evaluation

1.0 Key Principles	Yes	No	Details
1.1 Maintain aesthetic character of rural roads.	-	-	This section of Central College, though not rural in character, is designated a rural corridor.
1.2 Use open space as an organization element.	-	-	Existing historic structure is driver of site layout.
1.3 Use a compact form of development in town and village clusters with defined edges such as green belts and natural corridors.	-	-	
1.4 Develop mixed uses in town and village centers.	-	-	
1.5 Develop diversity in housing prices and types.	-	-	
1.6 Create a center focus that combines civic, cultural, and recreational uses,	-	-	
1.7 Create an ample supply of squares, greens parks and landscaping.	-	-	
1.8 Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands, and historic sites.	√		Historic home (c. 1850) and majority of trees are preserved per plan. Applicant should consider working with Columbus Historic Preservation Office for assistance with preservation of historic qualities of building. Applicant may also consider listing on the Columbus and/or National Register to ensure permanent protection.
1.9 Development in town must be located within easy walking or biking distances of other neighborhoods, schools, retail centers and transit stops.	√		Located within walking distance to adjacent neighborhoods.
1.10 Development must pay its own way.	-	-	Development does not trigger pay as we grow policy.

2.0 Strategies	Yes	No	Details
2.1 Development should be compatible with the rural landscape.	√		Site plan preserves existing building and provides ample open space and landscaping along Central College
2.2 Higher density residential should be located adjacent to open space.	-	-	
2.3 Preserve the natural features.	√		Applicant plans to preserve the majority of existing trees.
2.4 Retail development should be community-based.	√		Not retail, but service oriented.
2.5 Developers should be encouraged to mix uses and housing types where appropriate.	-	-	
2.6 Historic and cultural resources should be protected and preserved.	√		Guaranteed permanent protection of historic home could be accomplished by listing on the Columbus Register of Historic Properties.
2.7 Scenic qualities along roadways should be maintained.	-	-	Scenic quality of Central College Rd in this area is limited.
2.8 Rural character of the land along regional roads should be maintained.	-	-	This section of Central College, though not rural in character, is designated a rural corridor.
2.9 Density bonuses and design flexibility are encouraged to allow cluster development.	-	-	
2.10 Neighborhood commercial uses should be confined to the community centers or plazas.		√	Commercial/Office use would be standalone.
2.11 Future development should have adequate facilities such as parkland, schools, and police protection, to support the new development.	-	-	
2.12 Land that has direct access to the expressway should be designated for light industry, office or commercial use.	-	-	Not located adjacent to expressway.

3.0 General Development Standards	Yes	No	Details
3.1 Open Space			
3.1.1 Strategies to preserve open space should be used (including "clustering").	√		Parking lot is oriented to preserve large open space on SE corner.
3.1.2 Stream Corridors should be left in their natural state or allowed to revert to that state over time.	-	-	No stream corridors located on property.
3.1.3 Pathways systems should be developed.	√		Sidewalks (private) are provided that link Central College Rd to Caplinger Ave
3.1.4 Rural road open space should be left in its natural wooded state, be allowed to revert to that state or remain as farmland or grassland.	-	-	This part of Central College is not rural in character, though it is designated a rural road corridor.
3.1.5 Open space should be connected with the stream and rural road spaces and with each other.	-	-	
3.1.6 Maximum lot coverage of buildings and parking lots shall not exceed 70%; meaning that at least 30% of the site shall be dedicated to open green space.	√		Site coverage is at 40% per site plan. Text should commit to site plan site coverage ratio and provide plan for open space (i.e. allow to revert to prairie, maintain as lawn, etc.)
3.2 General Landscape, Screening, & Buffering			
3.2.1 Street trees on both sides of new public and private streets at a maximum separation of 30 feet apart, unless tree groupings are more practical.	-	-	Not a new public street. Text indicates commitment to 1 tree per 40 feet of lineal frontage.
3.2.2 Preserve or replace hedgerows on rural roads and arterials. Within rural road setback, provide 4 trees/100 lineal feet in natural hedgerow manner.	-	-	This part of Central College is not rural in character, though it is designated a rural road corridor.
3.2.3 Landscaping within the setback along roadways should appear natural in character.	√		Text indicates tree and shrub plantings will be random to simulate natural hedgerows.
3.2.4 Site layout should avoid unnecessary destruction of wooded areas. Attempt to preserve existing trees and tree rows.	√		Text commitment to retaining trees needed.
3.2.5 Landscape designs reviewed by registered landscape designer or architect.	√		
3.2.6 Headlight screening in parking lots a minimum of 4 feet.	P		Text indicates minimum screening of 36 inches, which is consistent with code requirements.
3.2.6 Mounding if used for screening, shall have a maximum 3:1 slope with landscaping.	√		
3.3 Lighting			
3.3.1 Fully shielded, cut-off lighting used.	√		
3.3.2 Security lighting is "motion sensor" type.	-	-	Not indicated.
3.3.3 Outdoor light poles do not exceed 30 feet.	√		Text indicates height limit of 10 ft.
3.3.4 All wiring is underground.	P		All new or relocated utility lines will be underground.
3.3.5 All external outdoor lighting fixtures are similar.	√		
3.3.6 Ground mounted lighting is shielded and landscaped.	-	-	Not indicated .
3.4 Roadways			N/A – No new roadways are proposed.

4.0 District Development Standards - Selected	Yes	No	Details
4.1 West Village Neighborhood Center			
4.1.1 Builds on existing commercial and multi-family zoning.		√	Isolated site
4.1.2 Organize community-scale retail, office and higher-density residential uses	P		The site is adjacent to an existing single family development and is

at the neighborhood's core.			located within 1000 ft. of area recommended for Neighborhood Center.
4.1.10 Specimen trees and significant tree stands are retained. (3320.21)	√		Text commitment to retaining trees needed
4.1.11 Existing structures are retained and restored to useful purpose if deemed to be of historic value by the historic resources commission. (3320.21)	√		Applicant intends to provide plans to the HRC for non-binding feedback.
4.1.12 The applicant has applied for their listing on the Columbus Register of Historic Places. (3320.21)	P		The applicant is working with HPO to determine benefits of listing.
Parking			
4.1.15 Parking areas should be located behind the front façade of the building. (3320.09)	P		60% of parking lot will be behind building, 40% to west side. 2 spaces are shown in front of primary façade.
4.1.18 Regulating plan shall include a bicycle network of trails, lanes, thoroughfares, and/or routes and connections to adjacent properties. (3320.15)	√		Applicant provides pedestrian connections through site.
4.1.20 Bicycle parking is provided in either the streetscape or the adjacent front/side yard near commercial or civic spaces. (3320.15)	√		Applicant should note location of bicycle racks for final submittal. Space for 2 bicycles required.
4.1.21 All parking lots along frontages are masked by a streetwall, and/or hedges. (3320.17)	√		
4.1.22 Parking lots are planted with indigenous shade trees at a minimum ratio of one tree per ten parking spaces. (3320.17)	√		Species to be specified by applicant.

4.2 Village Mixed Use			
Town Streets			
4.2.10 The streetscape should include deciduous street trees planted 40 feet on center	√		Due to rural road corridor designation, applicant may consider additional trees to promote restoration of rural character. Plan recommends spacing of 30 ft. on center generally (p77), and 25 ft. on center in rural road setbacks (p78).
Parking			
4.2.20 Parking areas located behind buildings should contain curbed landscaped spaces with deciduous trees. These landscaped areas shall amount to not less than five percent of the vehicular use area and be located throughout the parking area to minimize the visual impact.	√		Recommend that the portion of parking lot to northeast of building be landscaped along southern edge to shield headlights.
4.2.21 When abutting dissimilar uses, a minimum shared 25 foot buffer zone shall be maintained.	√		Buffer includes land owned by HOA.